129 FLATS AND APTS. TO RENT UNFURNISHED

THE HIGHLANDER
APARTMENTS
2151 Haultain, Oak Bay
ELEVATOR SERVICE
VIEWS and BALCONIES
TV OUTLETS
STOVES AND FRIDGES
DE LUXE SUITES
$85 to $145
Available May 1
Reserve yours now!
Manager in attendance at the building Sundays 2-5 p.m.
The B.C. Land & Investment Agency, Ltd.
922 Government St. EV 4-4115
Rental Agents.

THE Royal Newport Oak Bay
Offers the best in modern apartment living. Rents from $75 to $150. Open sea views.
SEE NOW
And avoid disappointment.
Exclusive Rental Agents
MEARS & WHYTE
OAK BAY REALTY LTD.
2188 Oak Bay Avenue EV 5-7707

SUNNY BALCONIES
View of park, very modern, quiet, warm, beautiful kit, tiled bathrm; auto laundry; 2-bedrm. $116; bachelor $85 incl. drapes and carpets. Viktor Apt. 976 Humboldt. EV 4-1400. Walk to town and park.

VANMEARE MANOR — Close to town, modern one-bedrm ste. Elec range and fridge. $96 per mo. No children.
MICHIGAN STREET — Close to Parliament Buildings. Heated one and two-bedrm ste in modern block. Elec range and fridge. No children. $83 and $85 per mo.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

NEW APARTMENT BLOCK—Fort and Yates. Close to town. One and two-bedrm ste. Stes equipped with colored fixtures in kitchen and bathroom. T.V. hook-up and auto laundry facilities included. No children. $90 and $105 per mo.
Contact Rental Dept.,
KER & STEPHENSON, LIMITED
EV 5-3411

VERY PLEASANT, NEWLY-DECORated, second-floor suite — 2 bedrooms, 1 with a fireplace, living room with a fireplace, good-sized dining room, bath, separate kitchenette from dining room; gas range in kitchenette; large 2-piece bathroom; separate toilet; heat, hot and cold water provided. Available right away. 1655 Oak Bay Ave. EV 3-5367.

BEACH DRIVE
Close to hotel. New apartment, elec equipped with stove, frig, washer and dryer in apartment. 2 bedrms. All utilities included in rent except telephone. Immediate occupancy. $150 per mo. Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

BEGBIE STREET — ONE-BEDRM heated suite equipped with gas range. No garage. Available now. $80 per month.
Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

VISTA TOWERS, ON BEACH Drive—Luxurious, new, two-bedroom suites, individual heat control; elevator, generous storage and Thermopane windows. Rentals from $140 per month. The Royal Trust Co., 608 View St. EV 3-4126.

928 ESQUIMALT RD.—NEW, ONE-bedroom suite, built-in oven and range, large living and dining room, tile bath with built-in vanity. Private entrance and patio. TV aerials, carport, automatic laundry facilities. Adults. For information EV 2-7757.

MacDONALD BLOCK AT OAK BAY Junction, one-bedroom suite, remodelled and redecorated throughout. Oil-O-Matic heating and auto hot water. $70 month. Adults only. F. R. BROWN & SONS LTD., 1112 Broad Street. EV 5-3435.

AVAILABLE NOW, DE LUXE modern two-bedroom suites, TV connection, nice laundry, automatic washer and dryer, electric range, frig. Within walking distance town. Adults. H. A. Humber Ltd., 620 View St., EV 2-9161.

AVAILABLE APRIL 23, SELF-contained, modern, 1 bedroom suite in apartment block, first floor. Electric range, heat and laundry facilities supplied. Suitable for couple. $62. Apply Suite 3, 410 Wilson St.

UPSTAIRS, 4-ROOM SUITE AND private bath, wired for TV. Fuel, light supplied, auto hot-water. Children under 5 years. Linoleum floor covering. $65. 2712 Rock Bay Ave.

1111 CHAPMAN-COOK, ONE BEDroom; electric range, frig, heated. Available May 1, adults only. Apply basement suite, 10 a.m.-6 p.m.

CLYDE APTS., 1970 FORT ST., two-bedroom suite, electric range, refrigerator, laundry facilities, TV connection. H. A. Humber Ltd., 620 View St., EV 2-9161.

AVAILABLE NOW. 3-ROOM SUITE, ground floor, newly decorated throughout, gas stove. $67.50 includes light, hot water and heat. Phone EV 5-4891.

ONE-BEDROOM SUITE, SELKIRK Ave., kitchen, living room, bedroom, 3-piece bath, range, refrigerator and heat included. Available May 7. $85 per month. EV 5-2496.

MODERN 3-ROOM SELF-CONtained suite, refrigerator, stove, hot-water heated, Quadra at Hillside. Adults. $77.50. EV 2-6745.

3 ROOMS AND BATH, ELECTRIC stove, oil heater, $45. Available immediately. EV 5-7466. Wilson St. (Vic West).

LARGE MODERN 3-ROOM SUITE, electric range and fridge. Private entrance. Fairfield district. 949 Southgate. EV 5-3259, EV 3-1750.

3-ROOM SELF CONTAINED UPper duplex, close in, semi-furnished. Immediate possession. $55. Hollick Realty (1958) Ltd. EV 5-8794.

3 ROOMS, BATH, SELF CONTAINed. Very convenient location. Walking distance. Quiet adults, phone EV 2-5542.

TWO 1-BEDROOM SUITES. MAIN floor and upper. Gas ranges, frigs, $63, $65. Also furnished suite, $75. EV 5-8054.

2 ROOMS, GROUND FLOOR, suit elderly couple or pensioners, $25 per month. EV 4-1843 after 5 p.m.

WALKING DISTANCE, 3-ROOM suite. Gas stove, heat and hot water. May 1. EV 3-4698.

ESQUIMALT, 3 ROOMS, IN block, electric range, frig, electric heat, laundry, $69. EV 3-4548.

LARGE 2-ROOM SUITE PARTLY furnished, cupboards and sink. $33. GR 9-5049.

ATTRACTIVE 3-ROOM SUITE, ELderly people. $90. EV 3-4840. 1009 Cook.

JUBILEE DISTRICT, 3-ROOM suite with bath. Heated. $50. 1777 Bay Street.

UPPER DUPLEX, SELF CONtained, 2 bedrooms. On bus line. Vacant. $60. EV 4-8982 or EV 2-1395.

AVAILABLE MAY 1 — 3-ROOM self-contained suite. Quiet, heated. $57.50. EV 5-3594.

2-BEDROOM MODERN SUITE, self-contained, close in. EV 3-5164.

3-ROOM UPPER SUITE. ELECtric stove. EV 3-3805. 1513 Elford.

SOUTH FAIRFIELD, 3-ROOM self-contained, $60. EV 4-4457.

132 HOUSES TO RENT FURNISHED

THREE-ROOM SUITE, GAS STOVE, fridge, $60. Navy, welcome. Phone EV 2-6898.

MODERN COTTAGES, WINTER rates. Trailer space. GR 9-1823.

132 HOUSES TO RENT FURNISHED

FURNISHED HOUSE TO RENT. June 4 to Sept. 1. Close to Oak Bay Beach Hotel, boathouse, golf course. $160 per month. No small children. EV 3-3134.

FURNISHED HOUSE FOR SEVEN months, near College. Oil heat, drive-in garage. Possession June 1. Hollick Realty (1958) Ltd. Phone EV 5-8794.

AVAILABLE IMMEDIATELY FOR 3 months, furnished 3-bedroom house, Cadboro Bay, $125 per month. Heisterman & Co., 1121 Blanshard St. EV 3-4161.

MODERN 3-ROOM DUPLEXES with bathrooms, well furnished with cooking facilities, attached garages. Weekly and monthly rates. Washing included. EV 4-6330.

ELK LAKE, 2-BEDROOM HOUSE, patio and garden, magnificent view. 1-5 months. $125 per month. Phone GR 4-2210 evenings.

133 HOUSES TO RENT UNFURNISHED

CHILDREN OK
ESQUIMALT — Large 2-bedroom home, high location, water view. Good-sized LR with FP, lovely HW floors, bright elec kit, Oil-O-Matic furn. Garage. $105.
UPPER DUPLEX—Close to Jubilee. 5 large rooms, gas range, W & C furn. $60.
6-ROOM HOUSE — Vacant. As is. $45. 715 Market St.
LEWIS ST., James Bay—1-bedroom duplex, gas range, heated, $65.
ADULTS ONLY
UPPER DUPLEX—Woodlawn Crescent, Oak Bay. Beautiful view. Large rooms, gas range. Heat inc. $85. Also gr floor 3-room suite, $70.
4-ROOM UPPER DUPLEX, near Stadacona Park—2 bedrooms. Heat and range inc., $75.
3-ROOM MODERN COTTAGE in the country near Elk Lake, $50.
BROWN BROS. AGENCIES LTD., 1125 Blanshard St. EV 5-8771.

EXECUTIVE HOMES
Country estate. Distinctive 7-room house, set in very spacious grounds. Very unusual and attractive home with large LR, natural stone FP. Elec kitchen. Oil-O-Matic heat. Gardener supplied. $175.
3-BEDROOM HOUSE. Nice location, Oakcrest Drive. LR with FP, dining room, large kit, elec range, laundry room, full bsmt with spacious rumpus room, 2-car garage. Nice grounds. $160. Brown Bros. Agencies Ltd. 1125 Blanshard St. EV 5-8771.

BEAUTIFUL 4-ROOM LOWER DUplex, right in town, newly decorated. Cabinet kitchen, automatic heat, gas range, drapes and lino. Small family. O.K. $57.50. Also clean, cosy upper duplex, gas and oil cooking. Excellent rental value. $44.50. 947 Meares St. Phone GR 9-3256.

605 MICHIGAN — MODERN DUplex, 2 bedrooms, all redecorated. Oil range, g rage. $70. Immediate. Apply B.C. Land & Investment Agency Ltd., 922 Government St. EV 4-4115.

2764 FOUL BAY ROAD — VERY modern side-by-side duplex, 2 bedrooms, full bsmt with oil furnace, drive-in g rage. Available immediately. No objection to small child. $90 per mo. Swinerton's. EV 3-7181.

MODERN 3-BEDROOM HOME IN Lake Hill. Drive-in garage, automatic oil heat. $400; including electric range. Available April 30. Mr. Betts, Johnston & Co. Ltd. EV 5-2471.

5-ROOM LOWER DUPLEX, CLOSE to Naden. Oil range, fenced yard, cabinet kitchen. Take children. $52.50. 1343 Esquimalt Road. Phone GR 9-3256.

FOUR LARGE ROOMS, GROUND floor duplex, close to bus and schools. Children accepted. $47.50. Ideal for low income family. 3101 Tillicum. Phone GR 9-3256.

1-BEDROOM, SIDE-BY-SIDE DUplex, full basement. Close to town. Electric stove and water heater. Rent $70 a month. EV 5-6684 after 5 p.m.

VACANT
Spacious 1-bedroom bungalolw, automatic heat, garage, convenient location in View Royal. Ph. GR 9-2748 eves.

1-BEDROOM, SIDE-BY-SIDE DUplex, full basement. Close to town. Electric stove and water heater. Rent $70 a month. EV 5-6684 after 5 p.m.

SIDE-BY-SIDE DUPLEX. KITchen, living room, 2 bedrooms, bath. Full high basement, drive-in garage, stove supplied. $78.50. Phone GR 7-6552.

QUADRA-HILLSIDE DIST.
5-rm modern home, unfurnished, plus rumpus room. Oil-O-Matic heat. Vacant May 1. $100. Phone EV 4-9305. Financial Survey Ltd.

NEAR NEW TWO-BEDROOM WITH utility and attached garage. $90 mo. 1551 Stockton Crescent. Apply 1546 Stockton Crescent, off 3900 block Shelbourne. GR 7-3223.

FOR RENT. LANGFORD. SIDEby-side duplex, 2 bedrooms, carpet. Child welcome. $55 a month. GR 8-2938.

OAK BAY — MODERN 5-ROOM house and garage, automatic heat. For particulars apply 2610 Beach Drive.

FOR RENT — BRAND NEW 2-bedroom duplex, near waterfront, automatic heat, full basement, drive-in garage. Phone EV 3-0468.

PEMBERTON ROAD AND CARberry Gdns., upper duplex, 1 bedroom, new wall-to-wall carpets. EV 5-1755.

COLQUITZ AREA DUPLEX, ELECtric range, oil heat, immediate possession. $60. GR 9-2820.

3-BEDROOM NEW DUPLEX, Esquimalt, $95 per month. Phone EV 5-2458. Byron Price Realty.

2-BEDROOM HOUSE FOR RENT, near Naden. Oil heat, 220 wiring. EV 4-7349.

LOVELY DUPLEX, NEAR HOLLYwood Cres. Children accepted. See this. EV 2-6280.

2 BEDROOMS, PARTLY FURnished, 6-mile circle. Apply E. E. Heath, 625 Yates St.

MODERN 3-ROOM COTTAGE, Langford. Adults. EV 4-5800.

134 HOUSES WANTED TO RENT

THREE TO 4-BEDROOM HOUSE, unfurnished, OAK BAY or UPLANDS, May 1st or later. Careful tenants, family with 2 grown children. EV 4-9751.

WANTED BY RESPONSIBLE tenants, furnished 3 or 4-bedroom house, Oak Bay, approx May 1, for 2 to 3 months. EV 5-9068. Mrs. Morrow.

ADULTS REQUIRE 1-BEDROOM house, Cadboro Bay or Royal Oak dist. pref. Option to buy same or lease. References. Ph. GR 9-5095 after 6 p.m. weekdays or GR 9-2736

LANDLORDS, WE SEND YOU TENants free. Rentals Unltd. EV 2-3544.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT
Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

OFFICE FOR RENT — GROUND Floor. Six hundred square feet of modern heated office space in downtown building. Janitor service included. Lease to suit tenant. $125 per month.
Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

OFFICE FOR RENT—GROUND floor. Six hundred square feet of modern heated office space in downtown building. Janitor service included. Lease to suit tenant. $125 per month.
Contact Rental Dept.
KER & STEPHENSON LIMITED
EV 5-3411

1551 OAK BAY AVENUE, AT THE Junction—Store, newly remodelled, office, heat, parking facilities, for May 1. $125 month. P. R. BROWN & SONS LTD., 1112 Broad St. Phone EV 5-3435.

FOR RENT—Well located, modern store, 2045 CADBORO BAY RD. June 1, $100 per month on lease. Contact EV 4-8124. Mr. Hepburn, res., EV 3-7039.
PEMBERTON, HOLMES LTD.
1002 Government Street.

FOR DOWNTOWN BUSINESS LOcations, wholesale or retail, stores or offices, at reasonable rentals. Apply J. R. L. Burridge, 3-7174. F. N. Cabeldu Ltd., eves. EV 4-2164.

1052-A FORT ST. (BELOW COOK St.), 16 x 50. Larger space if required. Rent $60. Phone EV 3-8122 (business hours).

SMALL, MODERN BUILDING, 843 Douglas. Apply Avis Rent-a-Car, 800 Douglas. EV 3-2131.

140 PERSONAL LOANS

NEED CASH?
Get $25 to $3000
FOR YOUR SPRING NEEDS
Phone EV 5-6774
2018 DOUGLAS ST.
Seaboard Finance
CO. OF CANADA LTD.

141 MORTGAGE LOANS

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:
—Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5117

MONEY TO LOAN
We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128. 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete sper house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR, LTD., 211 Central Building.

CASH
Will pay cash for your first mortgage. Call H. W. Blenkinsop, F. N. Cabeldu Ltd., EV 3-7174.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

142 WANTED TO BORROW

DISCOUNTS
$6,400 buys $7,414, $81 per mo. 7%. Good home, Hillside and Shelbourne area.
$4,200 buys $4,750, 7%, $70 per mo. Jubilee area. Good covenant.
$4,100 buys $5,200, 7%, $60 per mo. Lake Hill area. Good covenant.
$5,900 buys $6,500, $70 per mo. 7½%, 5-year term.
For information call MR. SPARKS today at
NORTHWESTERN
Securities of Victoria Ltd.
631 Yates EV 5-6741
Licenced Bonded Agent

$10,000 FIRST MORTGAGE ON $23,000 commercial bldg wanted. Short term, 7%. Phil Simpson, Town & Country Homes Ltd. Ph EV 2-7276. 851 Pandora Ave.

$4,500 1ST MORTGAGE WANTED at 7%, 3-year term, good security. Please contact Mr. Custance, phone EV 5-2481. Stewart Clark & Co.

145 BUSINESS OPPORTUNITIES

ESTABLISHED BUSINESSES
1. SM. GROCERY $2300
Fully equipped and located near Gosworth and Hillside. Lease if desired. Price includes stock of approx. $700.
2. SIGNS BUSINESS—$5000
Fully equipped and showing good net returns. Terms on this one to someone with experience.
3. RESTAURANT—$18,600
Here is an opportunity to own two businesses almost in one. Excellent returns to someone capable of management. Terms.
More particulars on any of the above at any time, just phone EV 2-7276, L. S. Yeo.
4. P.S.—SMALLER CAFE for someone with experience and at your terms.
EV 2-7276. L. S. Yeo
TOWN & COUNTRY HOMES LTD.
851 Pandora

Ker & Stephenson Ltd.
APARTMENT BLOCK SITES
PRICE RANGE
$15,000 TO $35,000
IN TOWN OR WITH EXCELLENT SEA VIEW
For further information please contact
A. L. Wagner EV 5-3411 J. H. Ford
KER & STEPHENSON LIMITED
909 Government Street

GROCERY & CONFECTIONERY
2 GOOD ONES
1. Turnover $75,000 per year. Self serve. Excellent location. Good rent on lease. No living quarters. Full price $8,500 plus stock at inv.
2. Turnover $95,000 per year. All cash business. Rent $125 on lease. No living quarters. Self serve. Full price $9,800, plus stock at inv.
These are both well established businesses. Phone Stan Hyland, EV 4-9305; res., EV 3-3520. Financial Survey Ltd.

HANEY, B.C. FOR SALE BY owner, bungalow court on 2 acres, one block off highway on blacktop road. One 4-bedroom home, natural gas furnace and three 2-bedroom houses, all modern, now rented. Carpenter's workshop with power tools and other building plans for 5 more houses. Must sell on account of poor health. Full price $28,000. $10,000 cash down or will take a small 2-bedroom house in Victoria or vicinity and some cash as down payment, balance on easy terms. For further information phone EV 5-3093.

GROCERY AND CONFECTIONERY Self-serve, nicely equipped. Turnover $6,300 per month. Good clean stock. One of the best locations in the city. Rent on lease, or property may be bought. Full price for business, equipment, $8,500, plus stock at inv. Terms. I have many more businesses at lower or higher price to choose from. Stan Hyland, ph. EV 4-9305; res. EV 3-3520. Financial Survey Limited.

APARTMENT BUYERS
TWO OF THE BEST-BUILT APARTMENT BUILDINGS IN VICTORIA, OAK BAY TAXES! TWO YEARS OLD — 16 SUITES — 11 SUITES. Built for builder for investment, now offered for sale. Attractive, well-finished, all in immaculate condition. Fully rented since built. A direct-from-the-builder bargain price. Exceptionally fine properties, with an excellent return on capital! Further particulars, Oak Bay Holdings. EV 4-8888.

CAFE AND COFFEE SHOP
Nice steady business. Clean and well equipped. Dandy for man and wife to operate. Full price, with terms, $8,500. Stan Hyland, phone EV 4-9305; res. EV 3-3520. Financial Survey Limited.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

RITHET Consolidated Ltd.
EST. 1873 706 FORT ST.

FAMILY HOME BUSINESS
A healthy 3-income business next to famous 17-Mile House Inn. Grocery store has expanding business. Good all-year-round cafe income. Gas pump volume increasing monthly. 3-bedrm home, completely modern. Sea view. Other income from garage rental and property. Full price $18,000
A. R. FOSTER
EV 2-4251 EV 2-0722

JAMES BAY 8 RENTALS
Plus 3-rm S.C. ste for owner. Total rev. $270 per mo. Reasonable offers on price and D.P. will be considered. Asking $16,500

COFFEE SHOP SHAWNIGAN LAKE
Perfect little business for a couple, showing excellent returns. Full price $4800
Cash. For all information, please phone
MRS. LAVENDER
EV 2-4251 EV 5-6327

RANDALLS LTD.
New as tomorrow, seven suites, rented from the first day they were completed. Separate entrances, no hallways to clean, excellent heating plant. Corner location. Price (terms) $55,000

Esquimalt Apts. and housekeeping rooms, plus owner's suite. Excellent revenue. A really solid building, commercially zoned, extra vacant lot. Taxes moderate. You can live here and have a liveable income.

Did you see our "For Sale" sign on revenue house, McGregor Ave., Oak Bay Junction? Furniture, furnishings, all to go to close an estate. PRICE $13,500

CITY DUPLEX. 2 years old, close in, side-by-side and also basement suite for owner (not for rent). Each unit has living room, large cab elec kitchen, one bedroom, Pembroke bath, utility room. Basement suite 4 rooms, fully self-contained. Hot water heating. Truly a good buy at $20,000

Mr. Davis, Eves., EV 4-8614 or Mr. Randall, Eves., EV 2-5447
George Randall Ltd.
1309 DOUGLAS ST.
Phone EV 4-8109

14 SUITES WALK TO TOWN INCOME $10,600 PRICE $57,500 TERMS
IF YOU ARE LOOKING FOR THE BEST INVESTMENT INCOME PROPERTY CALL NOW. FIRST TIME ON THE MARKET. OWNER RETIRING. 14 SUITES. OIL HW HEAT. SEPARATE METERS, ETC. JUST 10 MINUTES' WALKING DISTANCE TO DOWNTOWN. SEE THIS FOR SURE. C. MALLETT, WESTERN HOMES LTD., EV 2-2157 ANYTIME.

FINEST APARTMENT BUY IN VICTORIA
Modern 4-suite de luxe, located in excellent rental area. There are three 2-bedrm and one 1-bedrm suites. Each suite is equipped with fridge and elec range, independent TV outlets, and two are equipped with wall-to-wall carpet. All appointments of the very finest. Laundry room, automatic oil hot-water heating. Furnace and house lights controlled by clock. Four garages. Terms. Will consider bungalow as part payment. Price $31,500
Mr. Holland of Swinertons, EV 3-7181; res. EV 4-7659

FISHING RESORT DE LUXE COTTAGES STORE
Located in busy tourist area Van. Island. 12 valuable acres with 300 ft. waterfront. 7 units. Trailer park with light and water, sewer, camping grounds, modern restrooms. Store and equipment, 12 inbboards, launching winch. Yr round business. A terrific buy with terms at low price of $49,000
See it.
Mr. Cox of Swinertons, EV 3-7181 Res EV 3-3814

ILL-HEALTH
Forces sale of country grocery plus coffee bar, with living quarters comprising living room, kitchen, and 3 bedrooms, on route to Buchart's Gardens. ½-acre corner lot, is zoned for service station. An excellent buy at $14,550 plus stock at invoice. Will consider small 2-bedroom home in trade. Call Mrs. Horth, Saanich Realty, GR 9-1195. GR 5-2119 eves.

WANTED—ANY TYPE BUSINESS properties. David R. McAdams, Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236.

$4,000 DOWN. COMMERCIAL bldg. Duplex or stores. Basement suite rented at $50. 2 stores; sep entrances. O-O-M. Price $15,000. McCandless Realty, 830 Fort. Ph EV 3-6111 or EV 4-5855.

145 BUSINESS OPPORTUNITIES

Oak Bay Realty
EXCLUSIVE
OAK BAY APT.
WATERFRONT
5 SUPER SUITES, NEW READ BELOW
In the most superior waterfront location in apartment row on Oak Bay's famous BEACH DRIVE. We offer the VERY BEST, SAFEST AND MOST SATISFACTORY INVESTMENT in all Greater Victoria. The 5 suites all face forward with outstanding sea views and waterfront panorama, yet close to shopping and transportation.
The building is immaculate in every way. All suites are completely self-contained and have the latest in services. These include automatic washer and dryer in each suite, expensive electric ranges and refrigerators, colored plumbing.
MEARS & WHYTE
OAK BAY REALTY LTD.

FISHING RESORT BOAT RENTALS COLUMBIA MOTORS
Cowichan Bay, V.I.
Price reduced for quick sale. Look into this operation right away. Main bldg contains 6-room living quarters. Automatic oil heat. Marine hardware shop, paint shop. Two float houses, each 40x70 feet. Four floats, 8x190 ft. Very good water supply. Situated next to Government Wharf. 21 power fishing boats in immaculate condition. Boat-bldg sheds and carpenter shop. New slipways and cottage for staff. Foreshore rights, etc. Must be sold by May 1. Now only $61,956.50.
Easy terms. For further particulars phone R. E. Hills, EV 3-6918, or office, EV 5-3435. P. R. BROWN & SONS, LIMITED, 1112 Broad St.

LUCRATIVE INVESTMENT
Owner of finest beach, fishing resort, cabins, store, 1 is and private living quarters overlooking the exquisite Georgia Straits, has made enough money in the past 18 years to retire in luxury, and is now willing to pass this golden opportunity on. Fully operating, at the most reasonable figure of $34,000
This fine investment will do the same for you. Please call CLIFF STRETCH, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

5 SUITES
Here is a high-rental opportunity with a minimum of management problems. This is NOT a conversion but a proper apartment building located close to downtown. No vacancy problems as tenants have lived here for years. Full price only $35,000 with reasonable terms, or vendor would consider 8 x 8 duplex in trade. To view, call BILL HODGSON or MRS. E. HARVEY, EV 5-6741 anytime, day or night. Northwestern Securities of Victoria Ltd.

WANTED CASH BUSINESS
I have bona fide client for good cash business. Prefer hardware, sporting goods or variety store. Priced from $10,000 to $35,000. Urgent! Confidential! Please call Mr. Houston, EV 5-3435, res. phone EV 5-6476. P. R. BROWN & SONS LTD., 1112 Broad St.

NETTING 17%
Groceries, Meats, Sundries
This is the best in its price, in its return, in its location. Increasing yearly, $240,000 gross in 1958. Full price $15,000 plus stock of $15,000 at invoice. Reasonable terms. Exclusive. Ron de Montigny, EV 5-6741. Northwestern Securities of Victoria Ltd.

DRY CLEANING
Doing an excellent business in an excellent location, can be run by one or two. Complete return of investment plus wages within first year. Cash price $5500
Ron de Montigny, Northwestern Securities of Victoria Ltd. Phone EV 5-6741.

"FORT STREET"
"INVESTORS OR BUILDERS"
Here is your chance to buy a duplex on a large lot zoned for apartments. The down payment is only $2,750 and your tenants will pay the balance. For this exclusive opportunity call AKSEL PETERSEN, EV 5-6741 or EV 4-6571. Northwestern Securities of Victoria Ltd.

VALUABLE COMMERCIAL LOCATION
2-Bedroom home with oil heat and full poured basement, ample off-street parking. This corner property would make an ideal antique, gift or china shop. Located on Motel Row and zoned for motel use. Victoria Press, Box 1016.

$12,000 CASH WILL BUY THE best business that I have offered for sale in downtown Victoria for several years. Well worth $20,000. No phone information. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Bldg. For appointment phone EV 3-3723; res., EV 3-2202.

FORESHORE PROPERTY
On Island Highway near Bowser, good family home, 8 acres of land, ideal for motel development, oyster lease possible, garden area and fruit trees. M. E. L. Gordon, Box 878, Courtenay.

FOR SALE — FULLY MODERN trailer park and boat marina situated on Island Highway and seafrontage in Campbell River district. For further information Victoria Press, Box 971. No agents, please.

BUSINESS CORNER ON HILLside, store and two suites, all rented. Low down payment $7,500. Call G. Dickason, eves., EV 3-0449. King Realty, EV 2-2131.

BARBER SHOP BUSINESS FOR sale in Campbell River West. Please apply to secretary of Barbers' Union for particulars, or phone AT 8-6687.

145 BUSINESS OPPORTUNITIES

GOOD BUYS IN REVENUE
7 SUITES, ROCKLAND — $30,000
8 SUITES PLUS, FAIRFIELD — $38,500
7 SUITES ESQUIMALT — $45,000
DUPLEX, CITY — $10,950
TRIPLEX FAIRFIELD — $11,500
Phone JACK BROWN, EV 4-8124; Res. EV 4-4976.
PEMBERTON, HOLMES LTD.
1002 Government St.

SPORTING GOODS
SIDNEY
Well established business with good return and good clean stock. A real opportunity. Phone now, VERA PIPES, EV 5-6741 or GR 7-3532. Northwestern Securities of Victoria Ltd.

Netting $2400 Yearly
4 self-contained suites. Water front. $4,000 down. Full price $16,500
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

OPPORTUNITY FOR ENERGETIC ambitious builder to supply labor and supervision on Building Houses, Duplexes, etc. Local company will finance, handle bookkeeping, etc. Percentage of profit to builder, for further details write Victoria Press Box 961

A LITTLE GOLD MINE
Established beauty parlor in ideal location, fine modern equipment, low rent, ill health forces sale at giveaway price of $1,775.
Call Mr. Humphries,
A. Bernard & Co. Ltd.,
629 Fort St.

1 SHARE IN THE BLUEBIRD Taxi Company. Good opportunity for the right man with a small amount of cash. Victoria Press, Box 1002.

LARGE CAPACITY, SOFT ICE cream machine. Excellent product, suitable drive-in business. Half replacement cost. Victoria Press, Box 997.

WANTED — ACTIVE PARTNERship in expanding sheet metal shop. 25 years' experience at trade. Victoria Press, Box 1019.

COFFEE SHOP, MODERN EQUIPment, including soft ice cream, fish, chips. Closed nights, Sundays, holidays. 263 Menzies St.

147 EXCHANGE REAL ESTATE

TRADE
Your house, country property, mortgage paper or cash on good 5-unit motel with lovely sea view, 6-mile circle, on Saanich Peninsula. Full price $25,000. My equity $15,500. No agents. GR 7-2023.

148 LISTINGS CANCELLED

3878 HOBBS ROAD IS NOW listed exclusively with C. N. Montague Ltd.

149 LISTINGS WANTED

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

IF AT FIRST YOU DON'T SUCceed—call Don Bacon, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

150 HOUSES FOR SALE

THE ROYAL TRUST CO.
Uplands. Eight-room stucco, split-level home with a view of the sea. ½ acre of lawns, shrubs and garden. Consisting of entrance hall with 2-pc powder room, den with fireplace, large living room, guest-size dining room on first level; two large bright bedrooms each with its own 4-pc bath on upper level. Servants quarters have hall, 2 bedrooms, 4-pc bath, have hall, 2 bedrooms, 4-pc bat.; laundry room on lower level. Full basement with fireplace, 2-car separate garage. Oil hot-air heating. Price $40,000
A. E. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
evenings EV 2-8752.

Waterfrontage
Just off Beach Drive—and what a view! This 6-rm semi-stucco bung has lge entrance and thru hall, living rm is 20x27 with FP and picture windows overlooking lge patio, din. rm. 12x18, den or third bedrm 12x15, powder rm and 4-pce Pem bath, lge elec cab kit with nook. Lovely open stairway to 2 large bedrms plus 4-pce Pembroke bathrm. Has small lined office in basement. The heating is Oil-O-Matic HW. Double sep. garage. Lawns, etc. Price with terms $29,500
To view phone Roy Gill, EV 4-9305. Res. EV 4-3310.
Financial Survey Ltd.

$600 DOWN REVENUE
This 6-room 2-storey home is located in the Fernwood district and consists of living room, bedroom, kitchen and bathroom down, with another living room, bedroom and kitchen upstairs. 2 kitchen stoves and circulating heater included. Upstairs rented to steady tenant at $45 month. Full price $6950
Please call E. J. Butler, EV 4-7128 Eves EV 5-1232
Douglas Hawkes & Co., 817 Fort St.

VISTA HEIGHTS
5-room bungalow, close to schools, stores and bus. Full cement basement, coal stoker, HA heat. Drive-in garage. Kitchen wired for range, 3-pce bathroom. Family dining rm, living room, fireplace. 2 large bedrooms. Home in excellent condition, low taxes. Price $9,000.
Mr. Laing, Eves. EV 5-5306.
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

OAK BAY — NEW — $9,750
4-room bungalow on quiet street, near sea, no steps, large carport, automatic oil heat, oak floors, fireplace. $1,500 down, $65 monthly. Owner builder. EV 3-4653.

150 HOUSES FOR SALE

RITHET Consolidated Ltd.
Est. 1873 706 FORT ST.

OAK BAY
$3000 DOWN
Eight-year-old 5-rm stucco bungalow, newly decorated inside. Thru hall plan. FC basmt. dr-in garage. Close to Oak Bay Jr. High, but on quiet crescent. Asking $12,900
But reasonable offers will be considered. Please call
MRS. LAVENDER
EV 2-4251 EV 5-6327

SPACIOUS FAMILY HOME
This lovely, spacious Tudor style home, situated in good district, close to sea, transportation and shopping centre, cannot be duplicated for twice the asking price of $12,500. Bungalow style, it consists of large elec cab kitchen, lge dining rm, archway to living rm, central hall, music rm, and three bedrms. Full bsmt, automatic oil heat. Sep. garage. Full price $12,500
Appts. to show, call
A. H. HOOPER
EV 2-4251 EV 4-4156

$2000 DOWN
A very modern 3-bedrm home on a secluded, quiet street. Nice district. Fully lined bsmt. Living and dining rms, fireplace and many extras. Rock gardens, fruit trees and lawn make this an ideal home $12,600
A. R. FOSTER
EV 2-4251 EV 2-0722

WILLOWS SLOPE
Located in one of Oak Bay's most desirable areas, close to beach, school and stores. 1,600 sq. ft. of comfort includes large LR, sep DR, elec kit, 2 bedrms down and 2 up. Oil-O-Matic heat, sep garage, nice garden and countless other fine features. Price, with terms $18,950
J. MURRAY
EV 2-4251 EV 3-1485

UNIVERSITY
Lovely 5-rm bungalow on lge landscaped lot, 86x182, with fruit trees, berries, etc. Lge LR and DR, cab elec kitchen and 2 bedrms, with extra rm in full cement bsm